



September 20, 2007

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairperson Hall

Invocation Jean Garniewicz

Pledge of Allegiance Brett McGuire

Quorum Chairperson Hall

Quorum present with 80% of members present. Commissioner Atkins was absent.

Approval of Minutes for September 6, 2007 Chairperson Hall

**Commissioner Thompson moved to approve the minutes of September 6, 2007. –
Commissioner Garniewicz seconded. Motion carried 3-0-1 (McGuire abstained).**

Reading of the Agenda Director Browning

Approval of the Agenda Chairperson Hall

**Commissioner McGuire moved to approve the Agenda as presented. Commissioner
Garniewicz seconded. Motion carried 4 - 0.**

Old Business

Preliminary Plat Staff

New Business

Final Plat Staff

- 1. Brookhaven at Crawford Creek, William Smith Boulevard, Zoned PUD, 58 units, 10.09 acres, Commission District 3.**
- 2. Kevin Harris, Old Louisville Road, Zoned R-A, 2 lots, 8.06 acres, Commission District 4.
Commissioner McGuire made the motion to approve the final plats for Brookhaven at
Crawford Creek and Kevin Harris and to include all departmental conditions.
Commissioner Garniewicz seconded. Motion carried 4 - 0.**

Preliminary Plat Staff

- 3. LPB Properties, Fury's Ferry Road, Zoned P-1, 5 lots, 3.40 acres, Commission District 1.
Commissioner Garniewicz made the motion to conditionally approve the preliminary plat
for LPB Properties to include all departmental conditions with the added condition of
giving the developer an opportunity to consult with the engineering department to work
out the requirement for the curb and gutter on both sides of Old Furys Ferry Road.
Commissioner Thompson seconded. Motion carried 4 - 0.**
- 4. Golf Bungalows at Champions Retreat, Champions Parkway, Zoned PUD, 24 lots, 10.37 acres,
Commission District 3.
Commissioner Thompson made the motion to conditionally approve the preliminary plat
for the Golf Bungalows at Champions Retreat to include all departmental conditions with
the added condition of giving the developer an opportunity to consult with the engineering**



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department to work out the requirement for the street width. Commissioner Garniewicz seconded. Motion carried 4 - 0.

Rezoning..... Staff

5. **RZ 07-09-07**, County Initiated Rezoning of Tax Map 050 Parcel 047F, 5.5 acres located at 805 Creeks Edge Court, from S-1 to R-A. *Commission District 4.*
Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to approve RZ07-09-07 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.
6. **RZ 07-09-08**, County Initiated Rezoning of Tax Map 036 Parcel 004A, 2.36 acres located at 6139 Washington Road, from C-2 to R-4. *Commission District 3.*
Commissioner Garniewicz made the motion to close the public hearing and disapprove RZ07-09-08. Commissioner Thompson seconded. Motion carried 4 - 0.
7. **RZ 07-09-09**, County Initiated Rezoning of Tax Map 072 Parcel 077, 0.11 acres located at 667 Gibbs Road, from C-2 to R-2. *Commission District 3.*
Chairperson Hall declared the public hearing closed. Commissioner Thompson made the motion to approve RZ07-09-09 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.
8. **RZ 07-09-10**, County Initiated Rezoning of Tax Map 002 Parcel 019A, 0.9 acres located at 7650 Winfield Hills Road, from S-1 to R-4. *Commission District 4.*
Chairperson Hall declared the public hearing closed. Commissioner Garniewicz made the motion to approve RZ07-09-10 and to include departmental conditions. Commissioner McGuire seconded. Motion carried 4 - 0.

Variance..... Staff

9. **VA07-09-01**, request for variance from Section 90-98, List of lot & structure requirements, Minimum rear building setback, located at 780 Old Louisville Road. *Commission District 4.*
Chairperson Hall declared the public hearing closed. Commissioner McGuire made the motion to approve VA07-09-01 to include departmental conditions with the added condition that the modular building would have to be removed in 2 years and the variance is approved for that two year period only. Commissioner Garniewicz seconded. Motion carried 4 - 0.
10. **VA07-09-02**, request for variance from Section 90-98, List of lot & structure requirements, Minimum front building setback from street centerline, located at 4065 Columbia Road. *Commission District 2.*
Chairperson Hall declared the public hearing closed. Commissioner Thompson made the motion to approve VA07-09-02 and to include departmental conditions. Commissioner Garniewicz seconded. Motion carried 4 - 0.



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Staff Comments **Staff**

- Subdivision status update

Public Comments..... **Chairperson Hall**

Adjourn **Chairperson Hall**

The meeting adjourned at 7:53.

| Columbia County Planning Commission | |
|---------------------------------------|------------------------------|
| Commission District and Commissioners | Planning Commissioner |
| Ron C. Cross, Chairman | Brett McGuire, Vice-chairman |
| District 1 [Ron Thigpen] | Jean Garniewicz |
| District 2 [Tommy Mercer] | Dean Thompson |
| District 3 [Diane Ford] | Deanne Hall, Chairperson |
| District 4 [Lee Anderson] | Tony Atkins |

Meeting Schedule: September 2007 / October 2007

| Board/Commission | Date | Time | Location |
|---|--------------------|---------|------------------------------------|
| Planning Commission | September 20, 2007 | 6:30 PM | Evans Government Center Auditorium |
| Planning and Engineering Services Committee | September 24, 2007 | 8:00 AM | Evans Government Center Auditorium |
| Board of Commissioners | October 2, 2007 | 6:00 PM | Evans Government Center Auditorium |
| Planning Commission | October 4, 2007 | 6:30 PM | Evans Government Center Auditorium |
| Board of Commissioners | October 16, 2007 | 6:00 PM | Evans Government Center Auditorium |
| Planning Commission | October 18, 2007 | 6:30 PM | Evans Government Center Auditorium |
| Planning and Engineering Services Committee | October 23, 2007 | 8:00 AM | Evans Government Center Auditorium |

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, October 2, 2007** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, September 28, 2007 to place their name on the agenda for presentation.